

## MEETING RECORD

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 25, 2005, 8:00 a.m., Conference Room No. 206, Second Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS IN ATTENDANCE:**

**Members:** Jim Hewitt, Tom Laging, V.J. Nelson, Patrick O'Donnell and Kim Todd (Karen Kilgarin and Jeff Searcy absent).

**Others:** Bob Ripley (Capitol Administration); Jerry Shorney (Parks and Recreation); Ed Zimmer and Teresa McKinstry (Planning Department); applicants and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Acting Chair Tom Laging called the meeting to order and requested a motion approving the minutes of the regular meeting held July 28, 2005. Motion for approval made by O'Donnell, seconded by Nelson. Motion carried 4-0: Hewitt, Laging, Nelson and O'Donnell voting 'yes'; Kilgarin, Searcy and Todd absent.

***Application by DLR Group on Behalf of Blue Cross/blue Shield for a Certification of Appropriateness for Work at 605 South 13<sup>th</sup> Street in the Capitol Environs District***

Members present: Hewitt, Laging, Nelson and O'Donnell; Kilgarin, Searcy and Todd absent.

Robert Cernelic stated that he has shown planting red oak trees in lieu of the one specified previously, honey locust he believes. He believes this was the only issue.

Ed Zimmer believes it was the only issue with the guidelines.

Motion for approval made by O'Donnell, seconded by Hewitt. Motion approved 4-0: Hewitt, Laging, Nelson and O'Donnell voting 'yes'; Kilgarin, Searcy and Todd absent.

***Application by the Clark Enersen Partners on Behalf of Nebraska Department of Labor for a Certificate of Appropriateness for Work at 500 South 16<sup>th</sup> Street in the Capitol Environs District***

Members present: Hewitt, Laging, Nelson, O'Donnell and Todd; Kilgarin and Searcy absent.

Rob Olson with The Clark Enersen Partners presented drawings of the property. The old Alltel building has been purchased and the Nebraska Dept. of Labor wants to occupy it. The building is currently semi-occupied. They need to be able to unload materials. A material lift and enclosure is shown on the east side. It has been sized to accommodate any kind of vehicle from a semi-truck to a straight truck. The current landscaping is less than desirable. The bushes will probably be replaced with something a little lower in scale. Materials would be lifted from the ground to the basement. Elevations, materials, brick, stone, are all shown in the drawings. A different view of the facility is also shown in the drawings.

O'Donnell wondered about the height of the proposed wall. Olson replied it will be about 16 feet. Alan Ebner with The Clark Enersen Partners replied the lower wall is about 13 feet. When the structure is done, it may be as high as 17 feet.

Ripley wondered if there is an enclosure. Olson replied it is just the door to accommodate a semi-truck. Ebner noted that the mechanism for the rolling doors pushes up the height. There is an overhanging lip to offer some protection for the trucks.

O'Donnell wondered about the height of the building. Olson believes it to be about 44 feet.

Laging wondered if there is any access issues within the building. Olson replied that there are and that this is just the first phase. The agency is looking at remodeling a couple of buildings. There are budget constraints.

Hewitt moved approval, seconded by O'Donnell. Motion for approval carried 5-0: Hewitt, Laging, Nelson, O'Donnell and Todd voting 'yes'; Kilgarin and Searcy absent.

### ***Other***

Ripley stated that he has approached the current owner of the property on 17<sup>th</sup> and J Streets with the prospect of exchanging some property. The state owns some property on the corner. The State is in the process of purchasing some property. Originally there were 2 lots. At some point, the backyard was sold off and another property was built. The State is hoping to return the lots to their original configuration. They would like to trade the back yard for the vacant lot on the corner. Don Nielson tore down the building on the corner. Next door on lot 2 is an existing 3 story apartment building. It might have the prospect of survival. He would be delighted to see it remain. Nielsen owns that building. He is trying to make an arrangement so the building known as the "Hampton" will be removed. Some would like to see the building moved. There are some development advantages if the trade occurs. Ripley should have more information by the end of this month. He provides this for informational purposes only.

There being no further business, the meeting was adjourned at 8:20 a.m.